

Real estate index announcement

August 2021

New Index: MSCI/APREA Pan-Asia Quarterly Property Fund Index (Unfrozen) launch

Singapore, August 2021: MSCI is pleased to announce the launch of the MSCI/APREA Pan-Asia Quarterly Property Fund Index (Unfrozen) with an objective to measure the performance of unlisted, open-ended, pooled, institutional property funds with a geographically diversified Asia Pacific investment strategy¹. The index is constructed by applying the Time-weighted return computation methodology as detailed in the [MSCI Property Fund Indexes Methodology](#) and based on specific inclusion rules as outlined in the [MSCI/APREA Pan-Asia Quarterly Property Fund Index \(Unfrozen\) methodology](#).

The index aims to bring greater transparency in the region and offer enhanced performance analytics solutions such as asset to fund performance reconciliation analysis.

This new index comprises of portfolios with quarterly property valuations and includes history dating back to March 2017. As of June 2021, it comprised of 4 funds and 78 assets, covering Retail, Office, Industrial, Residential and Hotel sectors, with a Net Asset Value of USD 7.2 billion.

The MSCI/APREA Pan-Asia Quarterly Property Fund Index (Unfrozen) is based on the [MSCI Global Methodology standards for Real Estate Investment](#) and follows MSCI's rigorous data governance processes.

MSCI will align the return computation for the Pan-Asia funds in the MSCI Global Quarterly Property Fund Index (Unfrozen) by using the Time-weighted return computation methodology. The change for the MSCI Global Quarterly Property Fund Index (Unfrozen) will be implemented in the Q3 2021 results reporting with historical changes dating back to June 2017, replacing the unitized return computation methodology.

¹ Refer to section 6 in the [MSCI/APREA Pan-Asia Quarterly Property Fund Index \(Unfrozen\) methodology](#)

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About MSCI

MSCI is a leading provider of critical decision support tools and services for the global investment community. With over 50 years of expertise in research, data and technology, we power better investment decisions by enabling clients to understand and analyze key drivers of risk and return and confidently build more effective portfolios. We create industry-leading research-enhanced solutions that clients use to gain insight into and improve transparency across the investment process.

To learn more, please visit www.msci.com.

The process for submitting a formal index complaint can be found on the index regulation page of MSCI's website at: <https://www.msci.com/index-regulation>.

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